CITY COUNCIL MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA
JUNE 7, 2022 - CITY HALL COUNCIL CHAMBERS

INVOCATION
Pastor Jeff Nellermoe of Bethel Lutheran Church gave the Invocation.

PLEDGE OF ALLEGIANCE
Councilmember Waterfield led the Pledge of Allegiance.

CALL TO ORDER
Mayor Patino called the meeting to order at 5:37 p.m.

ROLL CALL:
Councilmember Cordero, Councilmember Escobedo, Councilmember Soto, Councilmember Waterfield, and Mayor Patino

STAFF MEMBERS PRESENT:
City Manager Jason Stilwell, City Attorney Thomas Watson (remote), Assistant City Attorney Heather Whitham, Interim Director of Public Works Brett Fulgoni, Assistant City Manager Andrew Hackleman, Director of Finance Mary Harvey, Interim Library Director Dawn Jackson, Chief Human Resources Officer Linda Le (remote), Director of Community Development Chuen Ng, Community Programs Manager Rosie Rojo (remote), Chief of Police Marc Schneider, Recreation Services Manager Dennis Smitherman, Director of Utilities Shad Springer, Fire Chief Todd Tuggle, Chief Deputy City Clerk Rhonda White, and Deputy City Clerk Beth Cleary

1 PROCLAMATIONS:
There were no Proclamations.

2 PUBLIC COMMENT PERIOD
Steven DeLira of Family Service Agency spoke about the CDBG allocations this year.

Phillip Cordero commented on a recent vehicle break-in that he reported and voiced his concern about the Police Department's text messaging response. He also expressed concerns about the increasing crime rate in the north end of town.

City Manager Stilwell commented that he had been in communication with Mr. Cordero and that the weekend of that incident had been particularly busy for the Police Department. The text message system continues to be refined and is a good way to respond to calls quickly so the caller knows their call has been received.

3 CONSENT CALENDAR
Consent Calendar Items 3A-3L were approved as presented, including the adoption of Resolution Nos. 2022-47, 2022-48, 2022-49, 2022-50, 2022-51, 2022-52, 2022-53, 2022-54, 2022-55, and Ordinance Nos. 2022-03 and 2022-04. The recorded vote appears with each item below.

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Action: Readings waived.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

B. Approve the Minutes of the regular City Council meeting of May 17, 2022.

Action: Minutes adopted as submitted.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

C. That the City Council adopt a Resolution continuing the extension of the City's ability to conduct meetings of the City Council and City Boards, Commissions, and Committees partially or completely remotely by using a combination of in-person/virtual (hybrid) platforms as authorized by Government Code § 54953(e)(1)(A) to promote social distancing, prioritize the Public's Health and Wellbeing under Santa Barbara County Health Officer Orders, and provide flexibility as needed to facilitate continuity of government.

Action: Hybrid meetings were continued.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

D. Receive and file the 2022 Conflict of Interest Code Biennial Notice.

Action: 2022 COIC Biennial Notice received and to be filed.

Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

E. Conduct the second reading and adopt Ordinance No. 2022-04 amending various sections of the Santa Maria Municipal Code relating to parcel map approval; the Historical Museum; the Library Board; Accessory Dwelling Units; Planning Commission powers and duties; Administrative Penalties; Administrative Citations; General Penalties; Boards and Commissions; Mobile Commercial Washing; Parking Structure Use; Authority to Issue Citations; Underground Utilities; Absorption of Landmark Committee duties by the Recreation & Parks Commission; Density Bonus; and Compensation Plan.

Action: Second reading conducted, and Ordinance No. 2022-04 adopted approving technical amendments.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Ordinance No. 2022-04. 5-0.

F. Adopt Resolutions approving the Public Services, Capital Development, and General Administrative activities and allocations under the CDBG Program incorporated in the Annual Action Plan for Fiscal Year 2022-23.

Action: Approved the Public Services activities and allocations under the Community Development Block Grant (CDBG) Program incorporated in the Annual Action Plan for Fiscal Year 2022-23.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-48. 5-0.

Action: Approved the Capital Development activities and allocations under the CDBG Program incorporated in the Annual Action Plan for Fiscal Year 2022-23.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-49. 5-0.

Action: Approved the General Administrative activities and allocations under the CDBG Program incorporated in the Annual Action Plan for Fiscal Year 2022-23.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-50. 5-0.

G. Payment of Warrants. Ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Action: Warrants ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

H. Payment of Payroll. Ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Action: Payroll ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. 5-0.

I. Conduct a second reading and adopt Ordinance No. 2022-03 adopting a Military Equipment Use Policy for the Police Department in compliance with AB 481.

Action: Military Equipment Use Policy approved.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Ordinance No. 2022-03. 5-0.

J. Adopt a Resolution establishing no-stopping zones on West Cypress Street.

Action: No-stopping zone on West Cypress Street approved.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-51. 5-0.

K. Adopt Resolutions annexing and authorizing the assessment for the landscape maintenance fees to 1) Small Wonders Childcare DT2019-0043, located in the Northeast Landscape District; 2) La Favorita Market U2020-0013 located in the Northwest Landscape Maintenance District; and 3) Webster Manor U2020-0008 and Skyline Estates PD2018-0013, located in the South Miller Street/South College Street Landscape Maintenance District (Streets and Highways Code Section 22500, et seq.).

Action: Approved annexing and authorizing the assessment for the landscape maintenance fees to Small Wonders Childcare DT2019-0043, located in the Northeast Landscape District (Streets and Highways Code Section 22500, et seq.)
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution Nos. 2022-52. 5-0.

Action: Approved annexing and authorizing the assessment for the landscape maintenance fees to La Favorita Market U2020-0013 located in the Northwest Landscape Maintenance District (Streets and Highways Code Section 22500, et seq.)
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-53. 5-0.

Action: Approved annexing and authorizing the assessment for the landscape maintenance fees to Webster Manor U2020-0008 and Skyline Estates PD2018-0013, located in the South Miller Street/South College Street Landscape Maintenance District (Streets and Highways Code Section 22500, et seq.)
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-54. 5-0.

L. Adopt a Resolution approving a Purchase Agreement with the Central Coast Water Authority (CCWA) under the 2022 Supplemental Water Purchase Agreement Program for the purchase of water from Mojave Water Agency.

Action: Purchase agreement approved.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-55. 5-0.

4 PUBLIC HEARING

A. **LANDSCAPE MAINTENANCE DISTRICTS ASSESSMENTS.** The City Council held a public hearing for the 2022-2023 Annual Assessments for the City's four Landscape Maintenance Districts – Northwest Landscape Maintenance District, Northeast Landscape Maintenance District, Southwest Landscape Maintenance District, South Miller Street/South College Drive Landscape Maintenance District, and the 19 associated Special Benefit Zones. Acting Assistant Director of Recreation & Parks Smitherman gave a presentation as detailed in the Council Agenda Report.

Public input
Mayor Patino opened the public hearing at 5:47 and, having no requests to speak, immediately closed the public hearing.

Action: Approved confirming the diagram and assessment rates for the Northeast Landscape Maintenance Assessment District No. DS-10, and its associated Special Benefit Zones for Fiscal Year 2022-23.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-56. 5-0.

Action: Approved confirming the diagram and assessment rates for the Northwest Landscape Maintenance Assessment District No. DS-9, and its associated Special Benefit Zones for Fiscal Year 2022-23.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-57. 5-0.

Action: Approved confirming the diagram and assessment rates for the Southeast/South Miller Street/South College Drive Landscape Maintenance Assessment District No. DS-6, and its associated Special Benefit Zones for Fiscal Year 2022-23.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-58. 5-0.

Action: Approved confirming the diagram and assessment rates for the Southwest Landscape Maintenance Assessment District No. DS-11, and its associated Special Benefit Zones for Fiscal Year 2022-23.
Moved by Councilmember Waterfield, seconded by Councilmember Escobedo.
Motion carried. Adopted as Resolution No. 2022-59. 5-0.

5 REGULAR BUSINESS

A. **CONCEPTUAL REVIEW.** The City Council considered a proposed Starbucks drive-through at 408 East Main Street. Director of Community Development Ng and the Applicant, Mike Singelyn, gave a presentation as outlined in the Council Agenda Report.

Public input
Written comment was received from Kathy Sharum in opposition to the project stating there were already enough Starbucks in the City and that another on that corner would take away business from local coffee shops already in that area.

Patricia Solorio voiced her concern about having an additional Starbucks in the City and said she hoped the City Council would support local businesses over the chain.

Action: The City Council reached a consensus that the location was not a good fit for the project due to traffic impacts and plans to develop the area to be more pedestrian-friendly.

B. **MOBILE HOME MODEL LEASE.** The City Council discussed the Model Lease 2020 Agreement and received public comment. Assistant City Manager Hackleman gave the presentation as detailed in the Council Agenda Report. Dr. Peter Rupert from the University of California Santa Barbara, Department of Economics, also provided details on the effects of rent control via a remote presentation

Public input
Written comment was received from Gary Hall, Bruce Stanton, Carol Brinkman, Jaime Rodriguez, SBCAN, Esther Reynoso, Anne Anderson, Andrea Mayfield, Peggy Brierton, David Dennis, Kathy Sharum, and 22 others in favor of a rent stabilization ordinance. Jared Gonzales, Paul Kirk, Max Zappas, David Gray, and Lisa Toke wrote in opposition to rent stabilization.

Andrea Mayfield, Monse Garcia, Jeannie Bowen, Frank Thompson, Peggy Brierton, Jackie Jones, Loran Cottrill, Michelle Loath, Bruce Stanton, Michael Holiday, Amie Coates, Gary Hall, Christina Coleman, Rebecca Garcia, Eileen Armijo, Esther Jensen, William Heintz, Sara Macdonald, and Alma Hernandez spoke in favor of rent stabilization for mobile home owners stating that mobile home owners pay property tax in addition to rent, that renting a mobile home space is not similar to renting an apartment, that many of the residents in mobile home parks are low-income families and seniors on fixed incomes, that there are alternatives to an ordinance such as an MOU, and that the model lease was voluntary instead of required - leaving only 6 of 14 parks that have signed it.

Phillip Tabyanan, Peter Lau, Eric Wells, Mike Judge, Barry McGee, Lisa Toke, and Jared Gonzales, spoke against rent stabilization for mobile home owners stating they give reasonable annual increases to the rent based on the CPI, offer flexibility with tenants to help cover costs, have had no complaints from the City, believe that the model lease was intended to be a back-up for residences who did not wish to enter into a standard park lease, and that the cost of an ordinance would be expensive for the City.

Action: Following Council discussion and public input, on motion, direction was given to staff to work with community members and park owners to examine enhancing the Model Lease Agreement to see if there was room for improvement and to look at alternatives. ***Moved by Councilmember Soto, seconded by Councilmember Escobedo. Motion carried. 3-2. Noes: Mayor Patino and Councilmember Waterfield.***

C. **ENROLLMENT IN THE GENERAL PERMIT (WASTE DISCHARGE REQUIREMENTS ORDER NO. R3-2020-0020) FOR THE WASTEWATER TREATMENT PLANT.** The City Council received a presentation about new requirements for the Wastewater Treatment Plant. Director of Utilities Springer gave a presentation as detailed in the Council Agenda Report. The California State Water Resources Control Board announced new permit requirements at the wastewater treatment plant that would increase compliance, monitoring, and reporting efforts of City staff, which in turn would require applications for grant funding and eventually force the City to increase water rates to its constituents in order to help cover the associated costs over time.

Action: Information received and filed.

REPORT BY CITY MANAGER
City Manager Stilwell reported that the next regular City Council meeting would be June 21, 2022. The main item on the agenda would be the proposed budget for Fiscal Years 2022-24.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)
Councilmember Soto reported she attended the Rodeo festivities over the weekend.

Councilmember Waterfield reported that the Police Council Golf Tournament fundraiser was sold out this year.

Councilmember Escobedo reported he attended the Rodeo festivities.

Councilmember Cordero reported he attended a CCWA meeting and the Rodeo festivities.

Mayor Patino reported she attended a Board of Supervisors meeting, a Project Opioid Meeting, the SBCAG and APCD Board meetings, the Santa Maria/Guadalupe Economic Roundtable, a Marian Foundation Board meeting, the Mayor's Task Force on Youth Safety meeting, a County Library Ad-Hoc meeting, the West Coast Kustoms Dinner, and participated in the Rodeo festivities.

ADJOURNMENT
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 9:45 p.m.

Approved at a regular meeting on June 21, 2022.

Rhonda M. White, CMC
Chief Deputy City Clerk and ex officio Clerk
of the City Council

ATTEST:

Rhonda M. White, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria